

Zoom and Dial-In Information for Fulton & Elliott-Chelsea PACT Resident Meeting #3...

August 10, 2021 at 6pm OR August 12, 2021 at 12pm

To join meeting on computer/tablet/smartphone

Zoom link: <https://bit.ly/pactfec>

Zoom Webinar ID: 853 5170 1732

To join meeting by telephone

1. Dial (646)-558-8656
2. Input Webinar ID
 - **English**: 853 5170 1732#
 - **Spanish**: 331 425 8640#
 - **Mandarin**: 461 857 9342#
 - **Cantonese**: 831 000 3543#
 - **Russian**: 424 911 8034#

PACT Design and Construction

Fulton & Elliott-Chelsea

Resident Meeting #3

August 2021



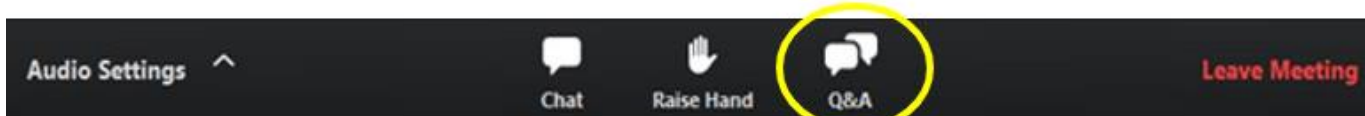
Questions? Ask Now!

From your phone:

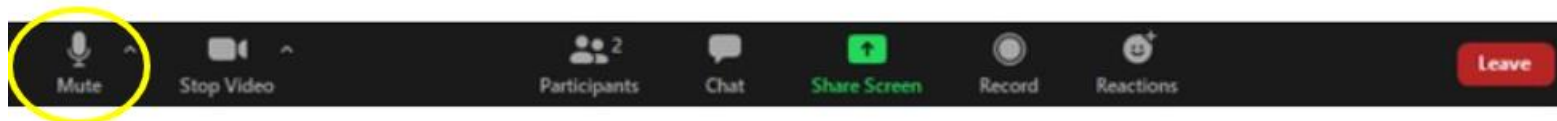
- DIAL *9 to raise hand (you will be called on to speak)
- DIAL *6 to unmute and speak

From your computer:

- TYPE question into Q&A box
- CLICK send



- CLICK raise hand (you will be called on to speak)
- UNMUTE yourself and ask question



**For more information,
visit us at:**
on.nyc.gov/nycha-pact

You can also...

Email us:
PACT@nycha.nyc.gov
Call us:
212-306-4036

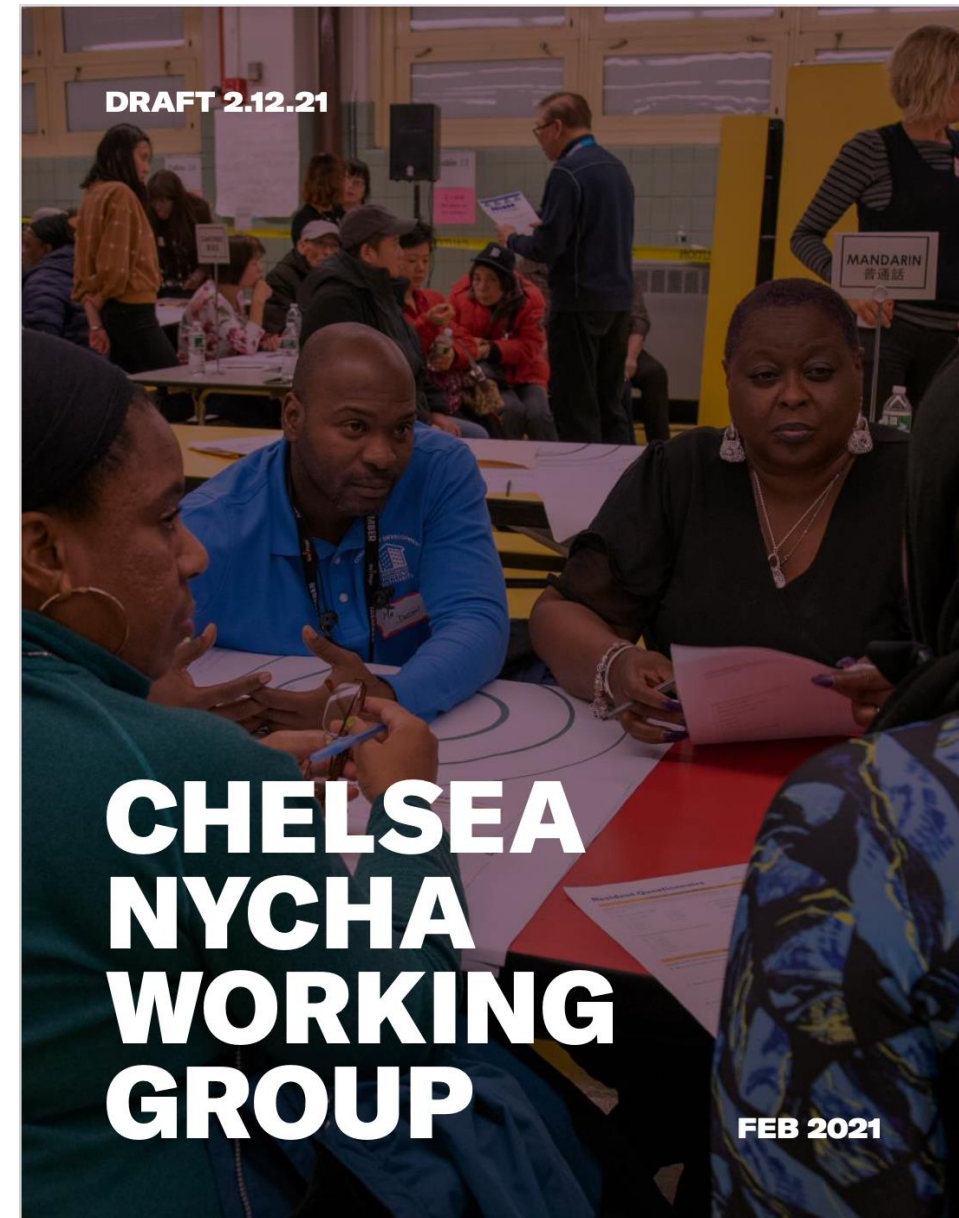
AGENDA

1. PACT Overview
2. PACT Improvements
3. Assessing Your Development's Needs
4. What to Expect and How to Prepare
5. Working Group Design Recommendations
6. Q&A



Working Group Final Report

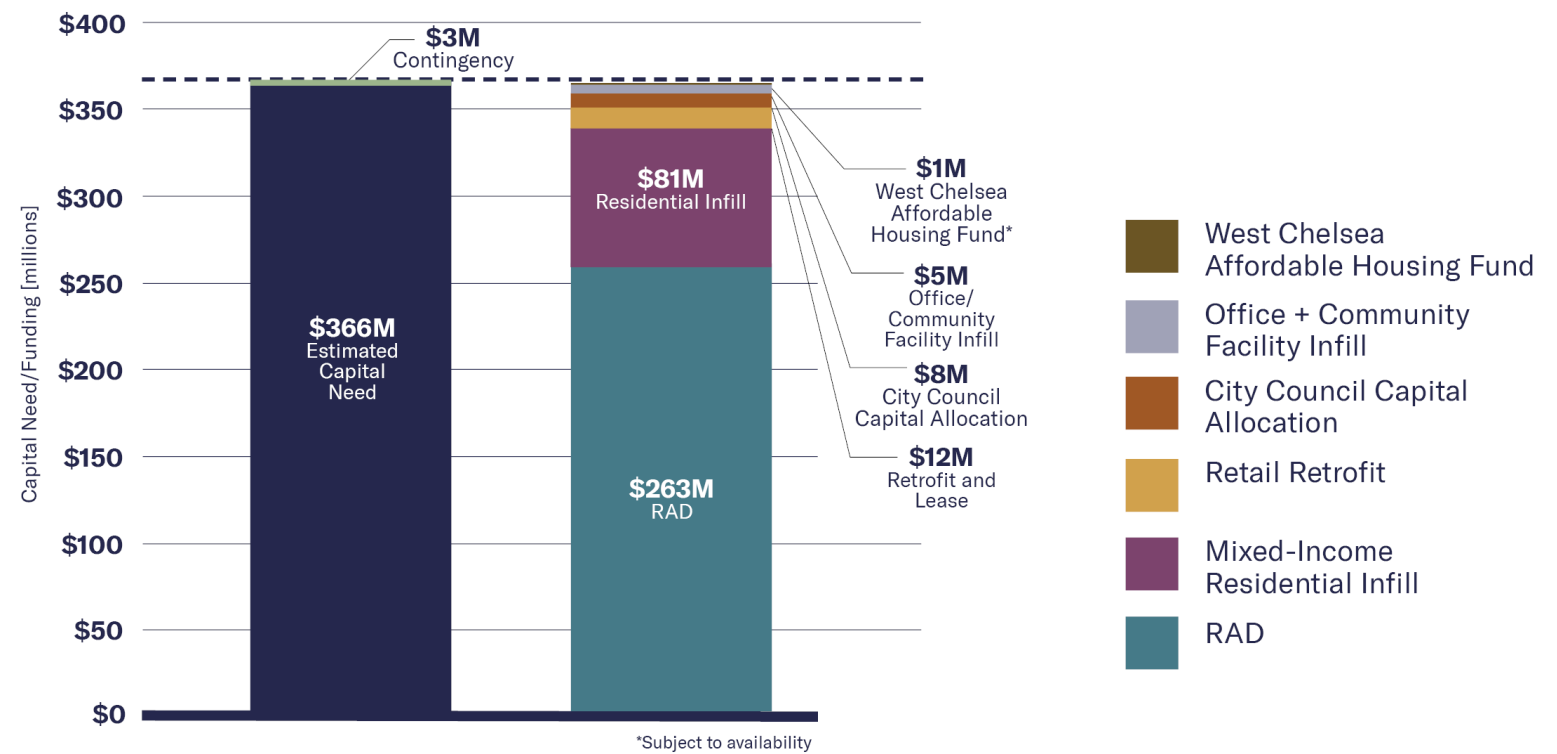
- Released on February 23rd
- Outlined recommendations in three areas:
 - Capital Finance Strategies
 - Resident Rights and Protections
 - Resident Engagement
- Access the final report at:
www1.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page



Working Group Report – Capital Financing Strategies

- WG recommended a combination of strategies to reach the estimated \$366M:
 - PACT/RAD Conversion**
 - New Construction/Infill Development**
 - Mixed Income Residential
 - Office and Community Facility
 - Retail Retrofits
 - Public Funds**
 - City Council Allocations
 - West Chelsea Affordable Housing Fund
- PACT/RAD and Infill Development strategies together are estimated to raise ~\$361M, or 97% of the financing

Table 9: Estimated Sources of Capital Funding Against 5-Year Capital Need



Fulton & Elliott-Chelsea RFP

- Released on April 23rd
- Seeking partners to comprehensively address the capital needs at four developments in the Chelsea neighborhood of Manhattan by leveraging PACT and new mixed-use construction.
- Resident Review Committee selected and will begin reviewing applications this fall

REQUEST FOR PROPOSALS

To Implement a Community-Driven
Preservation and Investment Strategy for
Fulton and Elliott-Chelsea Houses



EVENT	DATE	TIME
RFP Release	April 23, 2021	12 pm
Pre-Submission Conference	May 5, 2021	12 pm
Questions Due	May 11, 2021	2 pm
Answers Due	May 18, 2021	
Second Pre-Submission Conference	May 19, 2021	12 pm
Questions Due- 2nd Round	May 26, 2021	2 pm
Answers Due- 2nd Round	June 3, 2021	
Site Visit Week	June 7, 2021	TBD
Potential Third Pre-Submission Conference	TBD	12 pm
Submissions Due	August 11, 2021	2 pm

Interested? Want to learn more?

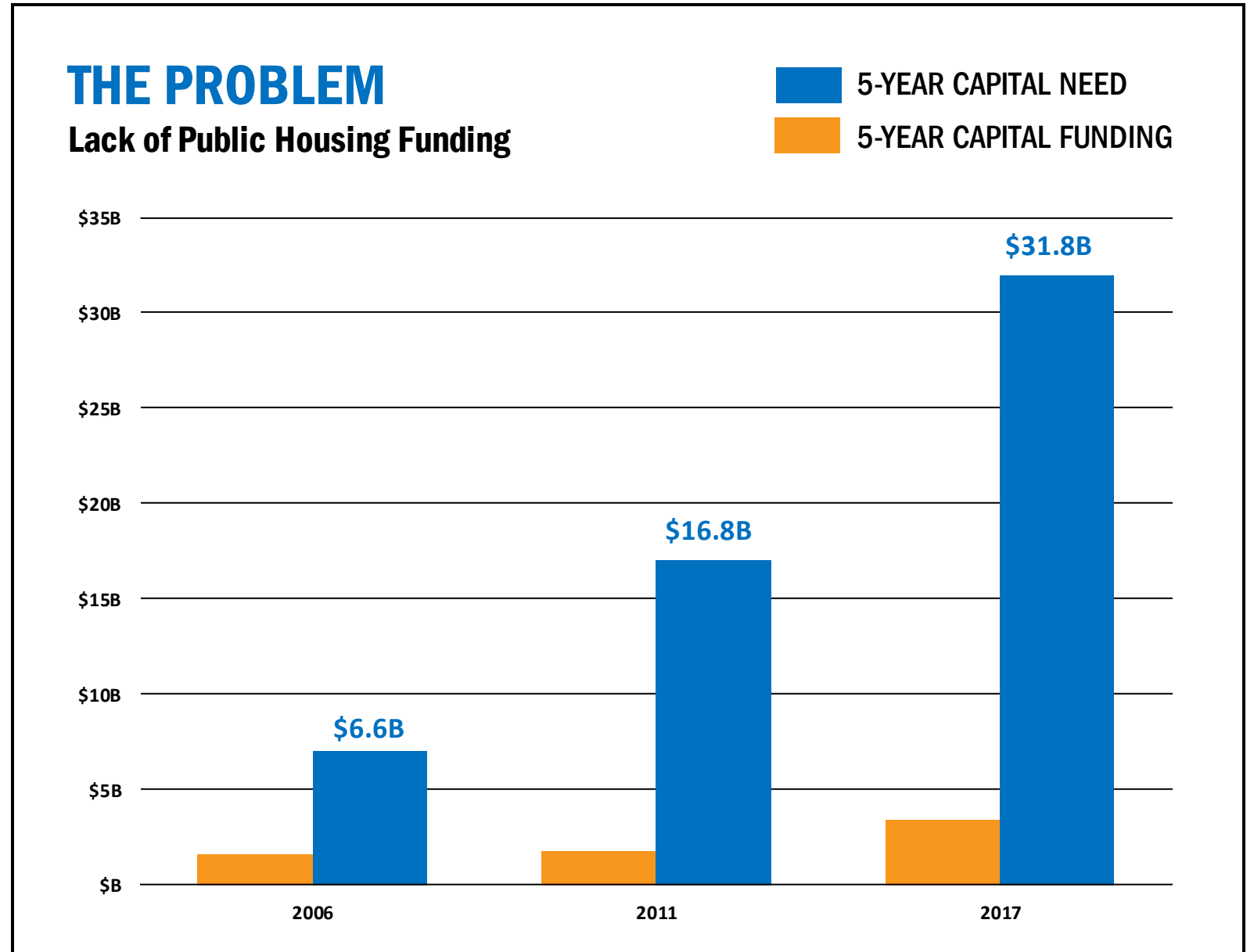
For more information attend a Pre-Submission Conference on May 5th or 19th. Questions should be submitted via email to rfp.procurement@nycha.nyc.gov by the deadlines listed above.

Bill de Blasio, Mayor
Vicki Been, Deputy Mayor for Housing
and Economic Development
Gregory Russ, NYCHA Chair & CEO
Vito Mustaciuolo, NYCHA General Manager



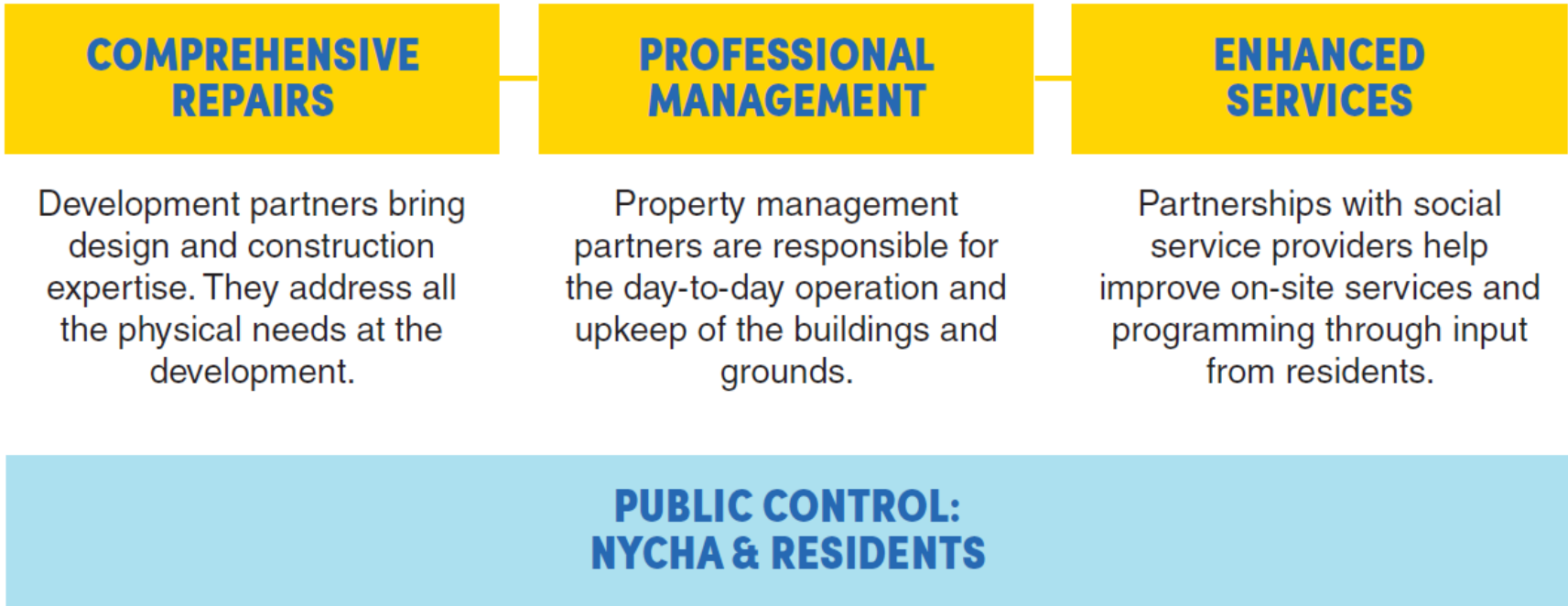
What is PACT?

- NYCHA needs \$40 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.



How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.



Your development will remain under public control. After conversion, NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at the development. Where needed, NYCHA can step in to resolve any issues that may arise between residents and the new property management team.



Betances



Ocean Bay (Bayside)

** PACT uses the Rental Assistance Demonstration (RAD), which was designed to ensure that as developments transition to the Section 8 program, homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program.*

PACT Investment & Improvement

Sites and Grounds



Site improvements at Baychester and Betances



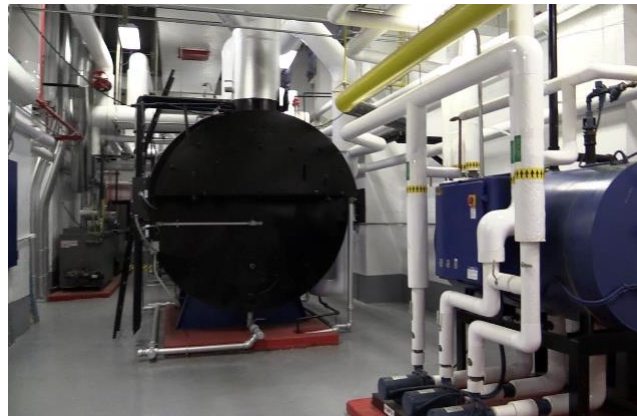
Buildings



Building improvements at Ocean Bay (Bayside) and Baychester



Building Systems



New and improved building systems at Ocean Bay (Bayside)



Apartments



Newly renovated apartment at Twin Parks West



PACT Resident Protections

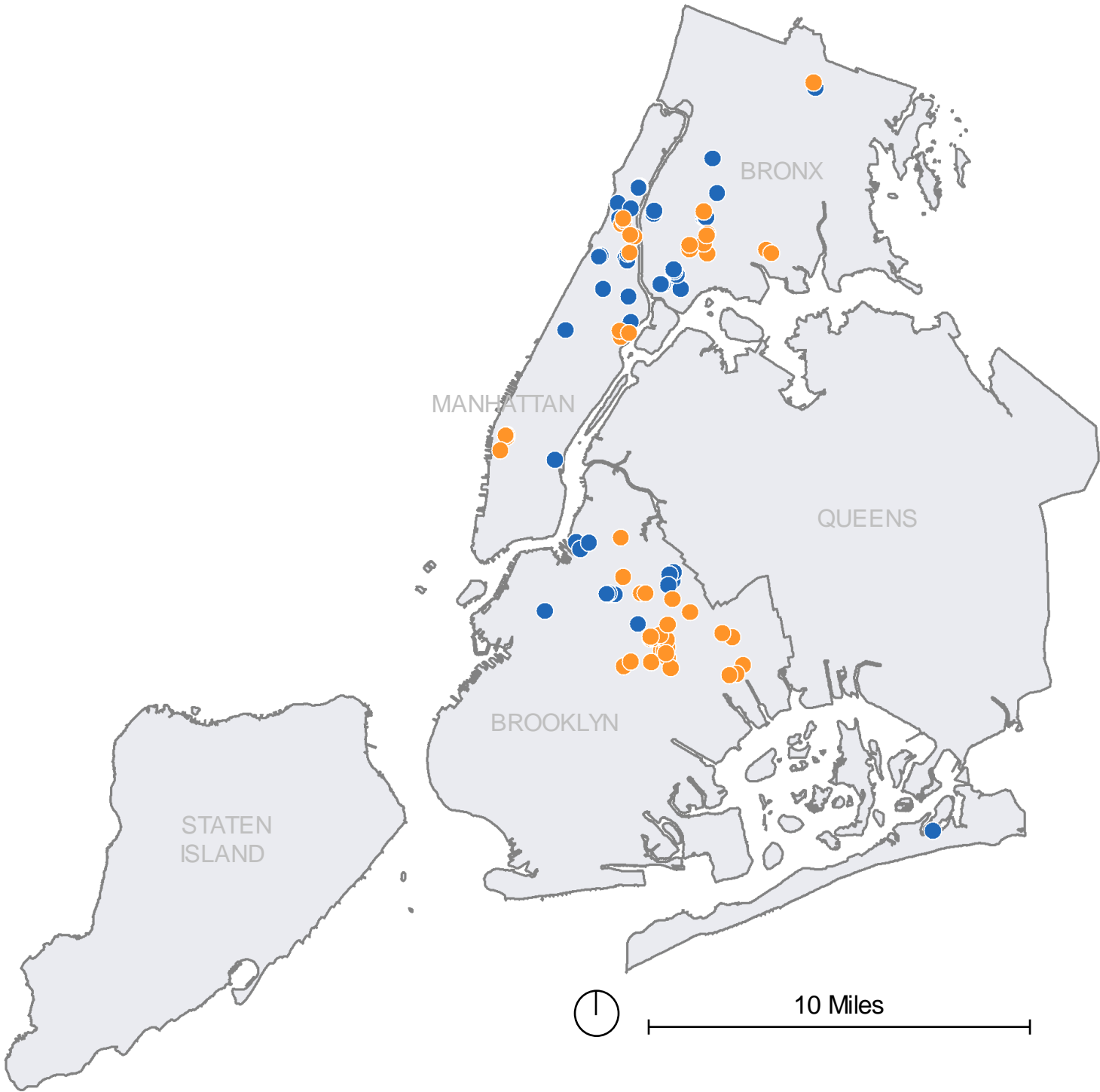
- **Rent** will be **30% of your household's income.***
- You will have the right to **organize**.
- **Resident associations** will continue to receive funding.
- You will have the right to **renew your lease**.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add relatives** onto your lease.
- You will continue to have **succession rights**.
- You will be able to have **grievance hearings**.
- You will have the opportunity to **apply for jobs** created by PACT.

**exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.*

PACT Progress to Date

	# Developments	# Units
● Converted PACT Developments	49	9,517
● Active PACT Projects	49	16,596
	98	26,113

Nearly \$1.8 billion in capital repairs already completed or underway.
An additional \$1.2 billion will commence in 2021.



PACT Progress to Date

Development Name	Borough	Units	Capital Repairs*	Conversion Date	Stage
Ocean Bay (Bayside)	Queens	1,395	\$317m	Dec 2016	Complete
Twin Parks West	Bronx	312	\$46m	Oct 2018	Construction
Betances: Betances I; Betances II, 9A; Betances II, 13; Betances II, 18; Betances III, 9A; Betances III, 13; Betances III, 18; Betances IV; Betances V; Betances VI	Bronx	1,088	\$145m	Nov 2018	Complete
Highbridge-Franklin: Franklin Avenue Conventional (I-III); Highbridge Rehabs (Anderson Ave and Nelson Ave)	Bronx	336	\$38m	Nov 2018	Construction
Baychester & Murphy	Bronx	722	\$116m	Dec 2018	Complete
Hope Gardens: Bushwick II (Groups A&C); Bushwick II (Groups B&D); Bushwick II CDA (Group E); Hope Gardens, Palmetto Gardens	Brooklyn	1,321	\$280m	Jul 2019	Construction
Brooklyn II: Independence; Williams Plaza; Armstrong I & II; Weeksville Gardens; Berry St-South 9th St; Marcy Ave-Greene Ave Site A & B; 572 Warren St	Brooklyn	2,625	\$434m	Feb 2020	Construction
Manhattan I: 335 East 111th Street; 344 East 28th Street; Park Avenue-East 122nd, 123rd Streets; Manhattanville Rehab (Groups 2&3); Public School 139 (Conversion); Fort Washington Avenue Rehab; Grampion; Washington Heights Rehab (Groups 1&2); Washington Heights Rehab Phase III & IV (C&D); Samuel (MHOP) I-III; Wise Towers	Manhattan	1,718	\$383m	Nov 2020	Construction
Total:		9,517	\$1.76b		

* Note that the Capital Repairs data have been updated to reflect both Hard Costs and Soft Costs, which is consistent with how the Physical Needs Assessment (PNA) is calculated. Previous versions of this table included only Hard Costs.

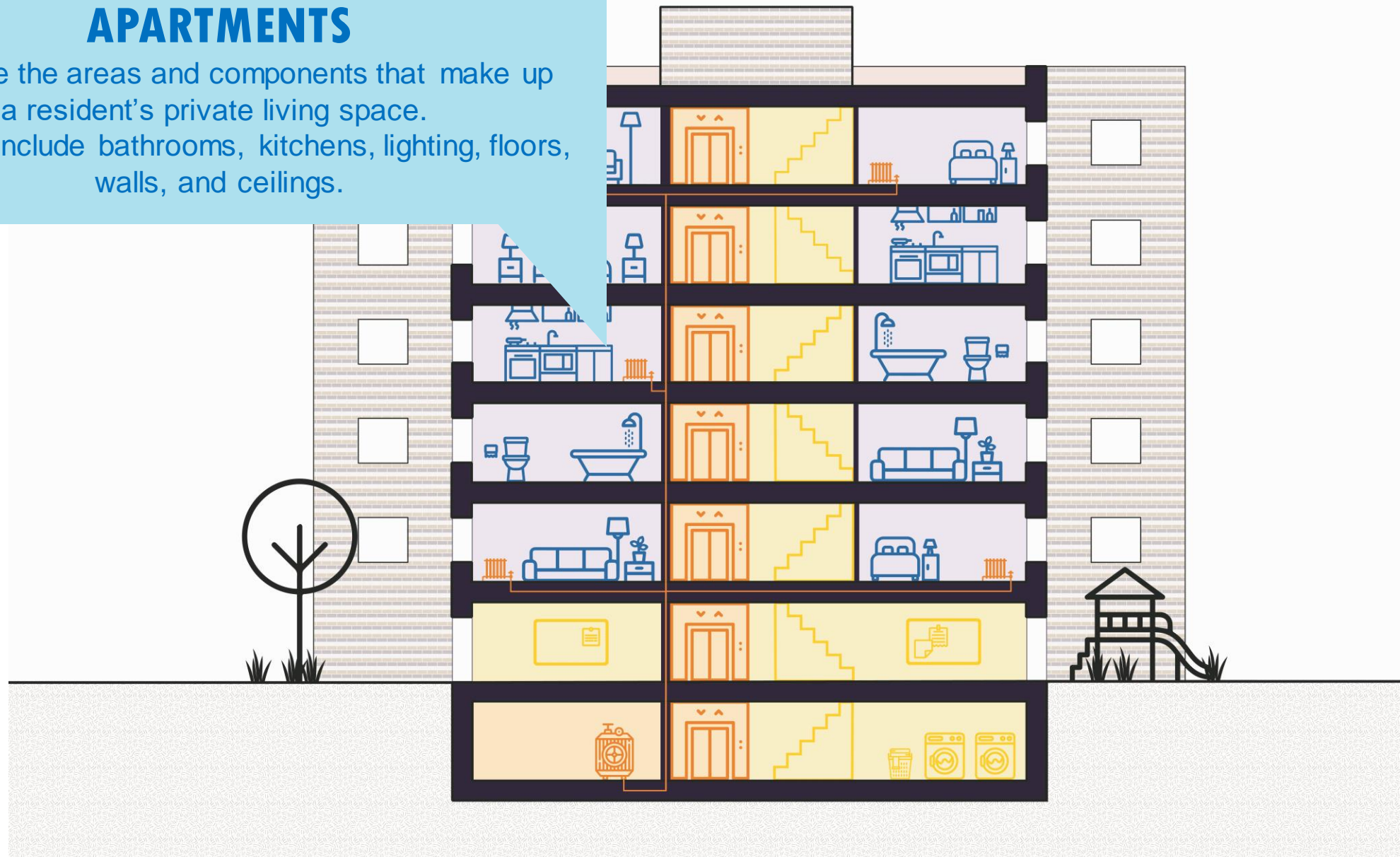
Tonight's Focus: Design & Construction

- **PACT Improvements**
 - We will discuss all the parts of your development that could receive upgrades through the PACT program.
- **Assessing your development and apartment's needs**
 - We will review the process that NYCHA and our development partners will use to assess what parts of your development need improvement, including your participation in that process.
- **Working Group Design Recommendations**
 - We will provide an overview of the Working Group design recommendations and how they will shape plans for your development.
- **Discussion and Q&A**
 - We will reserve time at the end of the meeting to answer questions and provide additional information.

PACT Improvements

APARTMENTS

These are the areas and components that make up a resident's private living space. Examples include bathrooms, kitchens, lighting, floors, walls, and ceilings.



PACT Improvements

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Newly renovated apartment at Twin Parks West



PACT Improvements



PACT Improvements

Common Spaces

These are the indoor spaces that all residents use.

Examples include community rooms, laundry rooms, lobbies, hallways, and stairs.

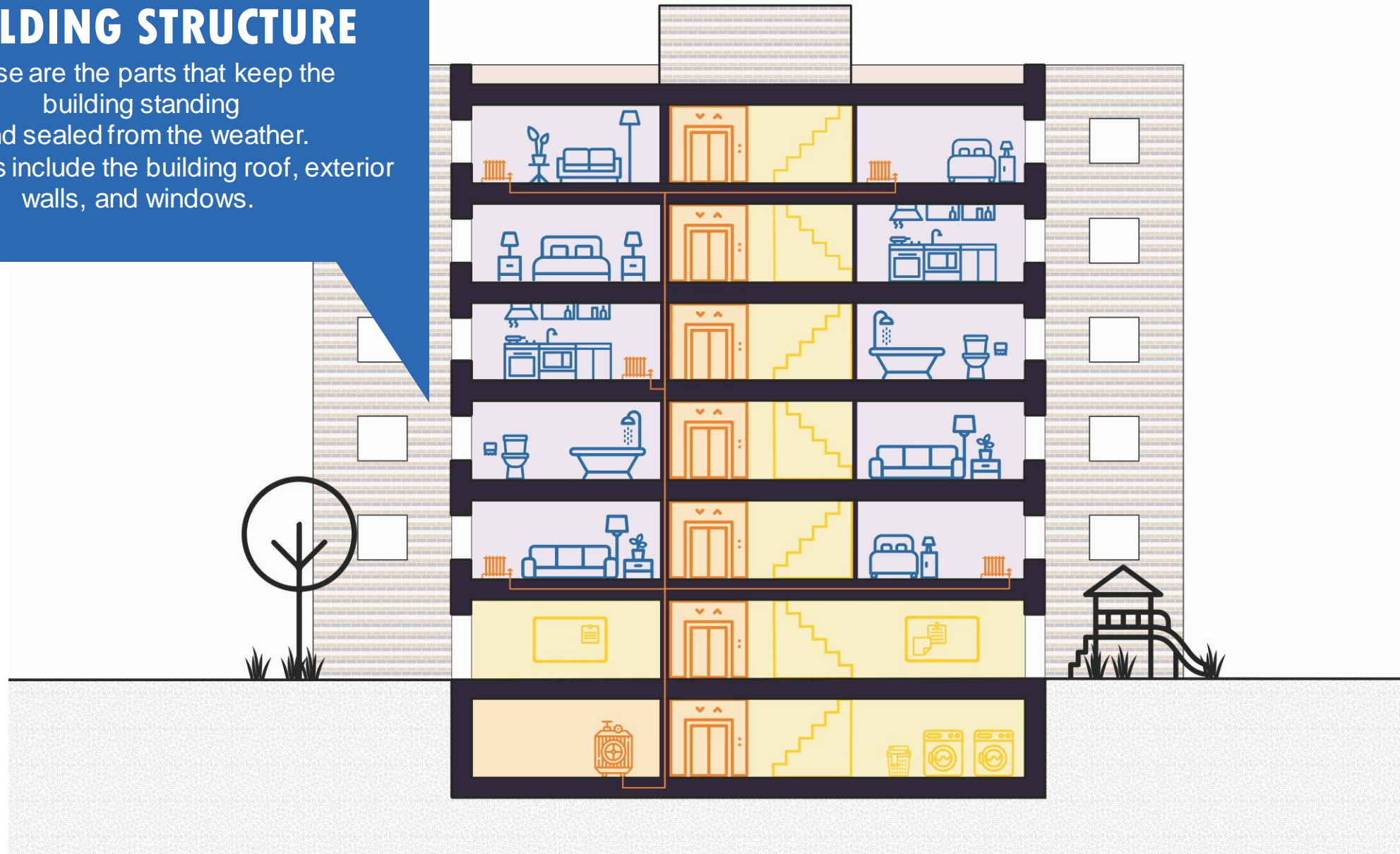


Examples of Common Spaces at Bronxchester, Williamsburg Houses, and Ocean Bay

PACT Improvements

BUILDING STRUCTURE

These are the parts that keep the building standing and sealed from the weather. Examples include the building roof, exterior walls, and windows.



PACT Improvements

Building Structure

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Renovated building facade at Baychester, new roof at Baychester, new windows and repaired roof at Twin Parks

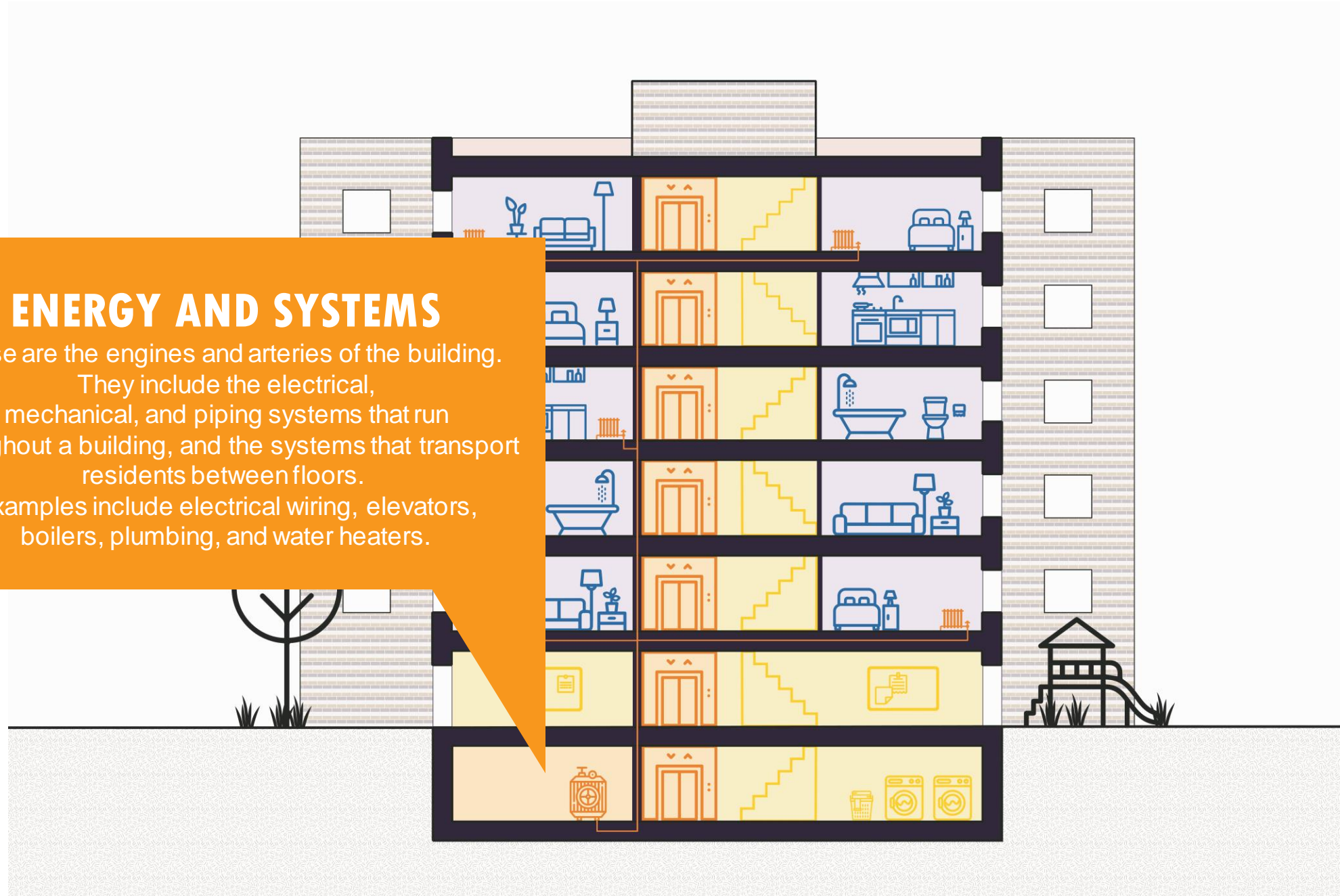
PACT Improvements

ENERGY AND SYSTEMS

These are the engines and arteries of the building.

They include the electrical, mechanical, and piping systems that run throughout a building, and the systems that transport residents between floors.

Examples include electrical wiring, elevators, boilers, plumbing, and water heaters.



PACT Improvements

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New building systems at Bronxchester and Ocean Bay (Bayside)

PACT Improvements



SITE AND GROUNDS

These are the open spaces and the paths that connect buildings in a development to each other and the surrounding neighborhood.

Examples include the landscaping, playgrounds, fences, parking lots, security cameras, and sidewalks.

PACT Improvements

Site & Grounds

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Recently Installed Dog Park at Ocean Bay (Bayside)



New Resident Planting at Ocean Bay (Bayside)



New Playground and Sport Court at Baychester

Assessing Your Development's Needs

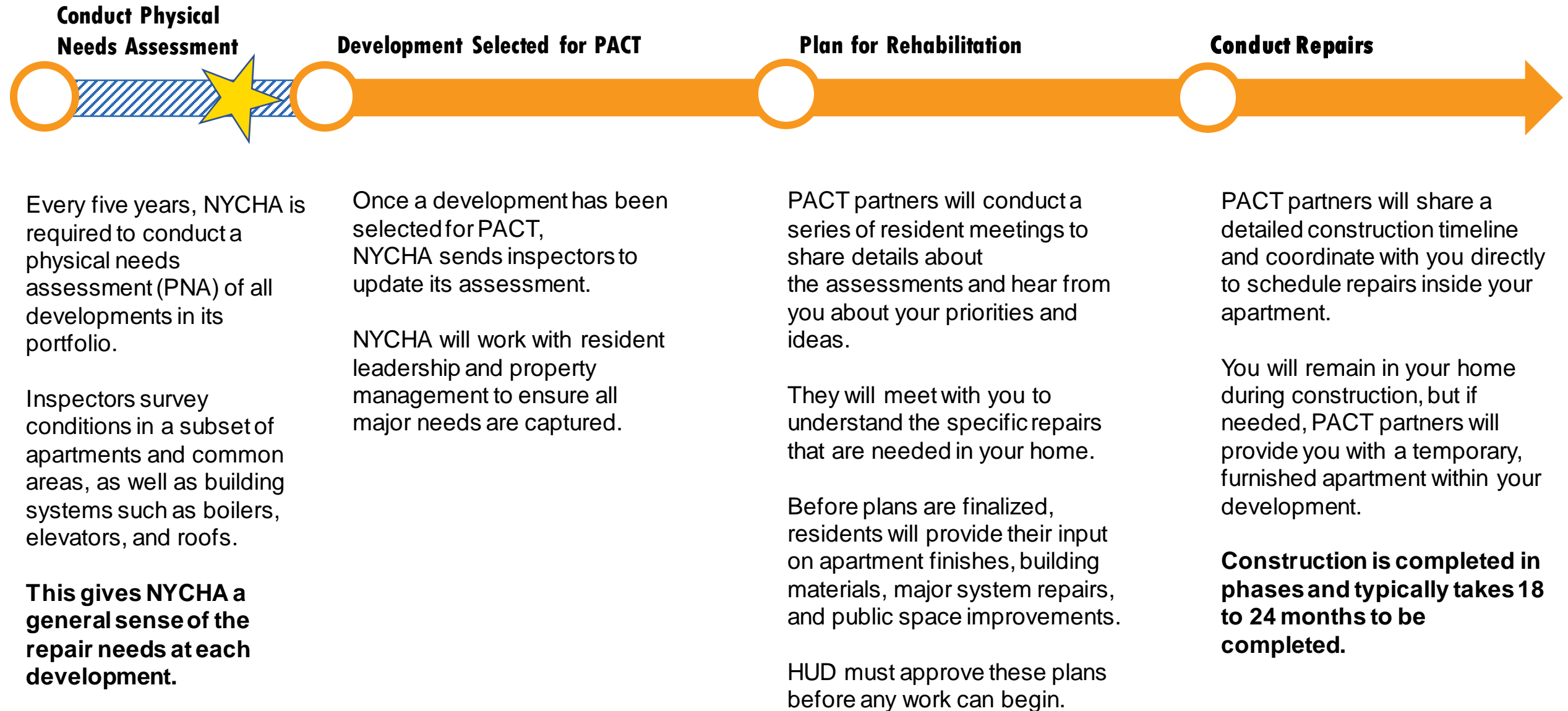
What is a Physical Needs Assessment?

Will I need to move while they're conducting repairs?

How can I inform what improvements will be made?

Who performs the inspections in my apartment?

Assessing Need



Assessing Need: Your Input

Development Selected for PACT

- Resident Meetings
- Surveying
- Proposal review

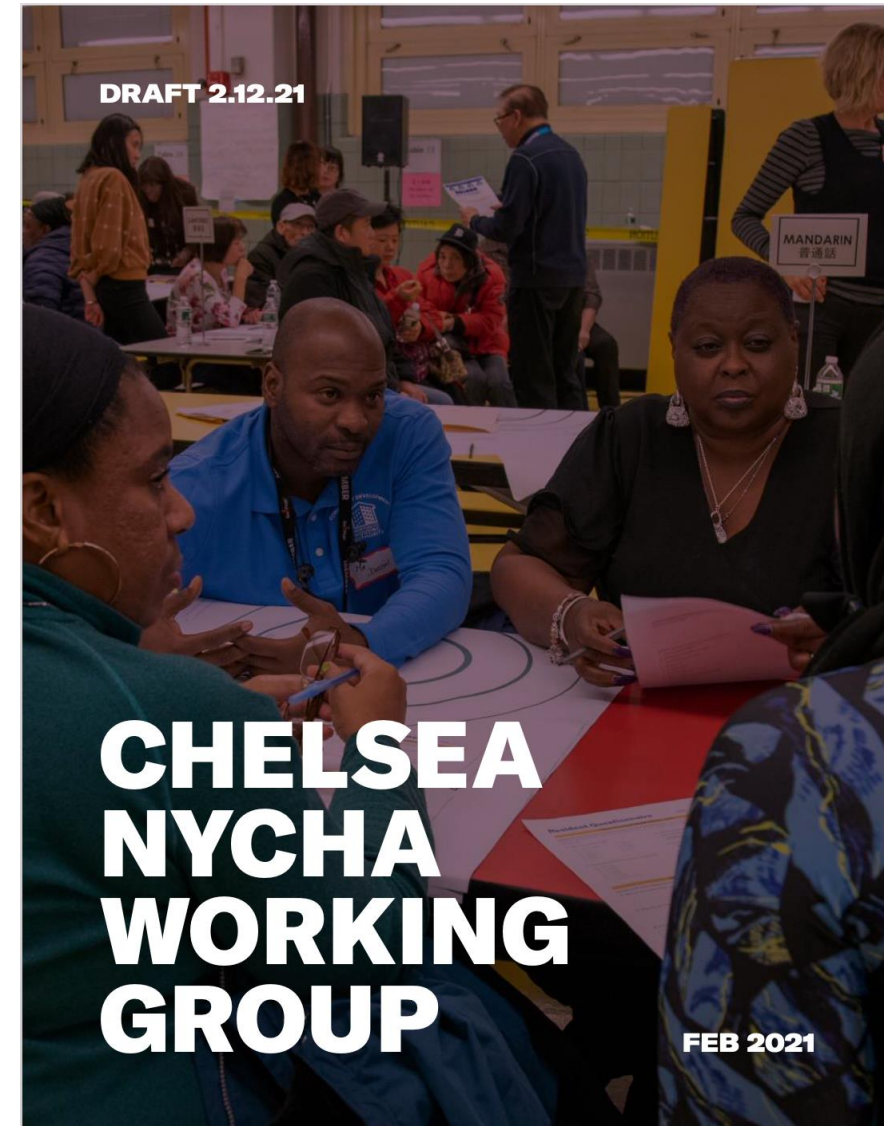
Plan for Rehabilitation and Conduct Repairs

- Resident Meetings: Design and Construction
- In-unit inspections for all units
- Planning with residents for construction



Working Group Design Recommendations

- Recommendations included:
 - Site identification and building design parameters for proposed new buildings
 - PACT renovation recommendations for NYCHA buildings
 - Resident engagement and communication on renovations
- Access the final report at:
www1.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page



Working Group Report Design Recommendations

New Construction Strategies

Opportunities to both raise capital and benefit the overall community include the construction of new mixed-income housing; the creation of new community and commercial facilities; and/or the retrofitting of existing buildings for retail or commercial uses:

- No demolition of residential buildings
- New buildings must respect surrounding context in height and bulk
- Tenant parking must be retained at current number of spaces
- Infill construction phasing and logistics must be planned to minimize construction impact to residents
- Any renovation/replacement of Hudson Guild building must be phased to ensure minimal disruption of social and community services provided by the Guild.

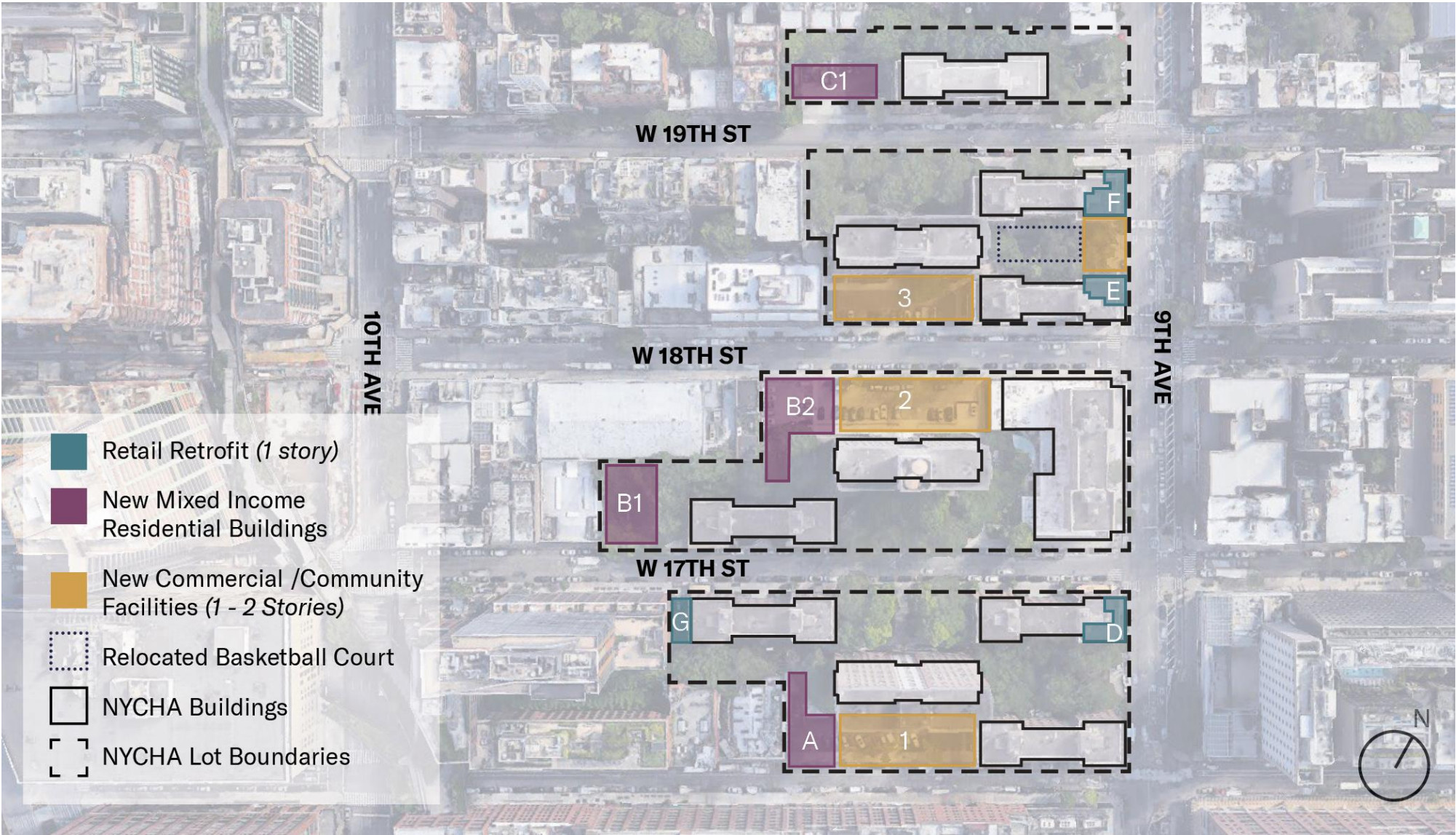


Harlem River Houses Storefront



Yomo Toro Apartments and Dream Charter School at Washington Houses

Working Group New Construction Sites – Fulton



Working Group New Construction Sites – Elliott-Chelsea



Working Group Report Design Recommendations

NYCHA PACT Renovations

- Replace any community and/or outdoor recreation space that is displaced by new construction.
- Relocate, redistribute, and/or incorporate NYCHA garbage and recycling facilities into designs of new buildings.
- Upgrade building systems to ensure optimal utility performance (heating, cooling, water) and indoor air quality.



Stuyvescent Town-Peter Cooper Village Playground



Interior Ground Floor Waste Room

Working Group Report Design Recommendations

NYCHA PACT Renovations

- Replace existing heating system with individual (per building) heating systems, including new distribution piping to and throughout all apartments.
- Activate space by re-configuring or re-locating existing building entrances to ensure safety, and to adjust to new retail spaces.
- Ensure PACT partner meets all Department of Building requirements for occupied apartment renovation, to keep renovation and construction sites safe, clean, and healthy.



Bas Relief Mural at Queensbridge Houses



Campus Site Lighting

Working Group Report Design Recommendations

Resident Engagement and Communications for Renovations

- Provide a detailed outreach and engagement strategy that encompasses all phases of development, design, construction, move-in and everyday management.
- Provide information about construction materials and building-wide systems specifications to the TAs and tenants, including apartment mock-ups and samples of materials and finishes.
- Provide ample opportunities for tenants to weigh in on design elements and improvements in shared spaces, hallways, stairwells, elevators, front doors, and outdoor areas.
- Establish a construction-phase security and safety plan to minimize potential negative impacts to quality of life (noise, dust, etc.) during the construction phase.
- Provide the option to temporarily relocate if your unit is undergoing renovation or is adjacent to the roof, façade, etc.
- Prepare both temporary and long-term relocation plans (if required) including assistance for tenants needing to relocate personal belongings (e.g., furniture, appliances, etc.), and ensure that residents are well-aware of available resources.
- Provide enough notice in writing, through 1-on-1s, and in lobby meetings if a tenant will need to temporarily or permanently relocate during any renovation or construction period.

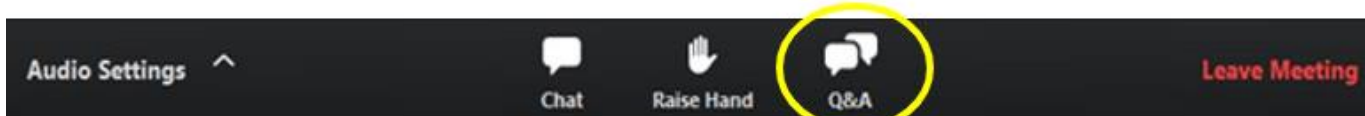
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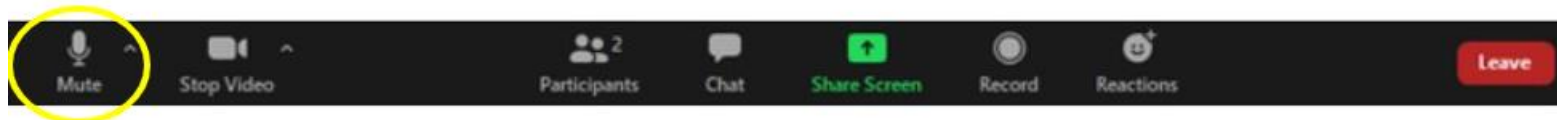
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Next Steps

- **Resident Review Committee**

The Fulton and Elliott-Chelsea resident associations have selected the residents that will be part of the RFP review process to select the PACT partners (developer, general contractor, and property manager)

- **Resident Meeting #4**

Following the selection of PACT partners, NYCHA will host another meeting to introduce the team and kick off the design phase of the process